

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 43 GARLAND ST

Map ID: 055500076

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current Owner

SMITH ROSEMARY NICOLE

43 GARLAND ST

SPRINGFIELD

MA 01118

General Information

Living Units 1

Neighborhood 1332

Alternate Id

Vol/Pg

District COS

Zoning R1

Class RESIDENTIAL



Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	10,000			41,860
Total Acres: 0.2296				

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	41,900	41,900	41,900	0	41,900
Building	116,600	120,300	130,100	0	120,300
Total	158,500	162,200	172,000	0	162,200

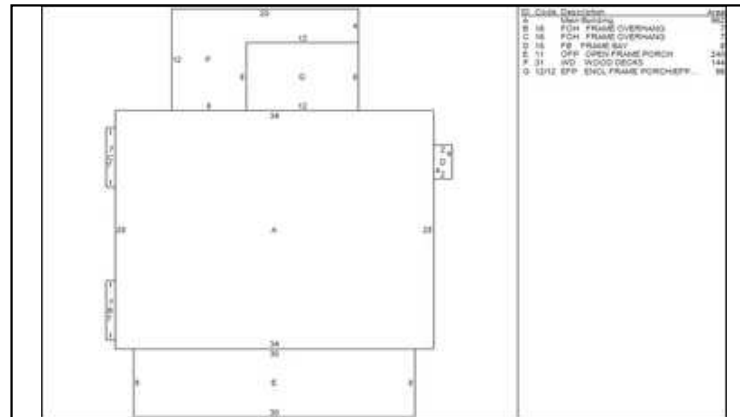
Value Flag MARKET APPROACH

Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2012-10-24	150,000	LAND + BLDG	19513/43	SMITH ROSEMARY NICOLE	ROSENBECK MADELINE A

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Dwelling Information			
Style COLONIAL		Year Built 1914	
Story height 2.00		Eff Year Built 0	
Attic UNFIN		Ground Floor Area 952	
Exterior Walls FRAME		Amenities	
Masonry Trim		Total Living Area 1,926	
Color BROWN			
Basement			
Basement FULL		Car Bsmt Gar 0	
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type BASIC		Stacks 1	
Fuel Type OIL		Openings 1	
System Type STEAM		Pre-Fab 0	
Room Detail			
Bedrooms 3		Full Baths 1	
Family Rooms 0		Half Baths 1	
Kitchens		Extra Fixtures 1	
Total Rooms 7			
Kitchen Type		Bath Type	
Kitchen Remod NO		Bath Remod NO	
Adjustments			
Int vs Ext SAME		Unfinished Area 0	
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade B-		Market Adj 0.00	
Condition AVERAGE		Functional	
CDU AVERAGE		Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data						
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area Grade
1	GARAGE - WD/CB	1972	24	24	1.00	576 C

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
030600029	2013-12-20	158,900	1,440	6	1970	C
045600081	2013-01-15	109,000	1,307	8	1925	C
045600045	2014-08-22	158,000	1,577	5	1926	C
121500032	2013-11-25	150,000	1,799	5	1950	C
056400122	2014-12-22	148,500	1,702	5	1928	C+